



20060207000063390 1/2 \$42.00
Shelby Cnty Judge of Probate, AL
02/07/2006 02:55:12PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Clayton D. Wakefield
56 Wakefield Drive
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Twenty-Eight Thousand Dollars and 00/100 (\$28,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Paul Horton and Mia Horton, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Clayton D. Wakefield, a married man**, hereinafter known as the GRANTEE;

All of the SW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 2 West, which lies Northwest of the Southern Railway and Southwest of an unnamed county road leading from the Southern Railway to Alabama State Highway No. 25. Being situated in Shelby County, Alabama.

LESS & EXCEPT THE FOLLOWING: Two acres of land, more or less, in the SE 1/4 of the SW 1/4 and in the SW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the NE corner of the SE 1/4 of the SW 1/4 of said Section 12, thence run West along the North 1/4-1/4 line 158.78 feet; thence turn right 90 degrees 00' and run South 288.50 feet to a point on the centerline of Alabama State Highway No. 25; Thence turn left 26 degrees 09' and run Southeast 53.53 feet to a point the Southeasterly right of way of said highway and the Point of Beginning; Thence continue last course a distance of 326.47 feet to a point under a utility line; Thence turn left 88 degrees 49' and run Northeast under said utility line 236.27 feet to a utility pole; Thence turn 91 degrees 11' and run Northwest 423.00 feet to a point on said right of way; Thence turn left 110 degrees 55' and run Southwest along said right of way 256.86 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was taken from that certain mortgage instrument recorded as Instrument # 1998-15751, in the Probate Judge's Office of Shelby County, AL. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

Shelby County, AL 02/07/2006
State of Alabama
Deed Tax: \$28.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 29 Day of JANUARY, 2006.

Paul Horton
Paul Horton
Grantor

Mia Horton
Mia Horton
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Paul Horton* and *Mia Horton, a married couple*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 26 Day of JANUARY, 2006.

Roy H. Arlauer
NOTARY PUBLIC
My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 24, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.